

ORDINANCE 2004-25

AN ORDINANCE of the City of Bainbridge Island, Washington, amending the City of Bainbridge Island Comprehensive Plan, Land Use and Economic Element to allow for expanded uses in the Light Manufacturing Districts.

WHEREAS, the City Comprehensive Plan Land Use and Economic Element Goals and Policies state a desire to prevent the unnecessary conversion of (residential) land and promote a diverse local economy; and

WHEREAS, changes in the global economy have led to a decline in manufacturing jobs in the United States; and

WHEREAS, there is unmet need for location and type of facility in certain sectors of the local economy; and

WHEREAS, island property owners and business leaders are asking the City to allow for way to respond to changing economic conditions and have testified that they support the proposed Comprehensive Plan Amendments; and

WHEREAS, the proposed changes are consistent with community values as expressed in the Comprehensive Plan; and

WHEREAS, the City Council wishes to amend the Comprehensive Plan Land Use Element policies LU1.5, LM 1.1 and LM 1.7 and LM Goal 1 and language found in the in the Economic Element Framework and introductory text in the Light Manufacturing (sub) section and Economic Element Goals 1 and 2 and policies E 1.1, and E2.3; and

WHEREAS, the Notice of Intent to Adopt was sent to the Washington State Office of Community Development on October 7, 2004; Now, therefore

THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON,
DO ORDAIN, as follows:

Section 1. Policy LU 1.5 of the Land Use Element of the Comprehensive Plan is hereby amended to add the following:

LU 1.5

The areas at Day Road and Sportsman Club Road designated for as Light Manufacturing are intended to ~~provide low-impact, nonpolluting, manufacturing activity~~ augment the Winslow Core and the Neighborhood Service Centers and serve an important function that allows a diverse economy with business retention, growth and innovation on the island.

Discussion: The comprehensive land use plan for Bainbridge Island strives to provide for the full range of community needs. The Light Manufacturing District can provide economic activity that includes a variety of low-impact, nonpolluting uses that reflect and respond to changing market condition and are compatible with the community.

Section 2. Light Manufacturing Goal 1 of the Land Use Element of the Comprehensive Plan is hereby amended as follows:

Goal 1

The Light Manufacturing District (LM) is intended to provide opportunities for expansion of existing Island businesses, ~~and for diversity of jobs in areas where~~ and for low-impact, industrial activities, that contributes to well paying jobs, ~~can be concentrated and~~ where traffic congestion, visual, and other impacts on the surrounding neighborhood can be minimized.

Section 3. Policy LM 1.1 of the Land Use Element of the Comprehensive Plan is hereby amended as follows:

LM 1.1

The Light Manufacturing District is for ~~areas devoted exclusively to non-polluting, light manufacturing development with incidental office use~~ as well as other uses that add to the diversity of economic activity on the island that are compatible with other uses in the Light Manufacturing District and neighboring zones. ~~Uses would include manufacturing, processing or storage of product not involving the use of materials; processes or machinery likely to cause adverse impacts to the natural environment or undesirable effects upon nearby residential, public or commercial property.~~

~~Discussion: Methods to be used to implement Policy LM 1.1 should include: 1) a requirement for a hazardous substance inventory and hazardous waste management plan, and 2) a requirement for annual septic tank inspection and sting.~~

Section 4. Policy LM 1.7 of the Land Use Element of the Comprehensive Plan is hereby amended as follows:

LM 1.7

Performance standards for the Light Manufacturing District(s) ~~should be developed to protect the adjacent residential neighborhoods.~~ The performance standards shall address odor, lighting, noise, vibration, transportation, and signage, traffic volumes, ingress and egress, parking, delivery and loading areas, and pedestrian and vehicle site circulation, to create safe, efficient, compatible conditions among a variety of on-site uses and to protect adjacent residential neighborhoods.

Section 5. Framework Policy 2 of the Economic Element of the Comprehensive Plan is hereby amended as follows:

2. The Island's economic future should include diverse enterprises by type and scale, local ownership and control; offer a variety of employment and housing options; and encourage a broad range of income and skill levels.

Bainbridge Island residents have high incomes relative to the rest of the state and region. However, the prospect of creating an exclusive high-income bedroom community is not desirable. The Comprehensive Plan aims to foster a diversity of residents and business opportunities, as does the Economic Element. Retaining agriculture and light manufacturing jobs ~~coupled with provision of~~ and affordable housing coupled with provisions for responding to market conditions and encouraging innovative business activity are important economic policy steps for the City's future.

Section 6. Goal 1 of the Economic Element of Comprehensive Plan is hereby amended as follows:

Goal 1

Retain and enhance a diversified local economy.

Discussion: By providing for a diversity of enterprises which both serve and employ local residents, Bainbridge Island is better able to withstand fluctuations in the larger regional economy. In addition, people who live and work in their community are available to invest time and money in their families, organizations, and community life. A key to a successful, diverse local economy is to ~~provide the opportunity the opportunity to create and undertake business opportunities as they arise, enterprise- A~~ diverse local economy will include economic activity along a continuum, from beginning with land-based businesses such as agriculture and home-based businesses, and continuing into to small scale business, retail, and professional and personal services, technology and knowledge based businesses and light manufacturing.

Section 7. Policy E 1.1 of the Comprehensive Plan, Economic Element is hereby amended as follows:

E 1.1

The city should embrace diverse and innovative business opportunities ~~identify the jobs and enterprises most compatible with the community and develop programs to make Bainbridge Island an attractive location for those businesses to locate.~~

Discussion: Bainbridge Island is affected by regional, national, international and global trends that change over time. Many of the current economic conditions were not predicted at the time the City incorporated and unforeseen changes are to be expected in the future. While we cannot control global economic conditions we can support the local economy by providing policy direction and land use infrastructure to allow for and encourage robust economic activity.

Section 8. Light Manufacturing under Goal 1 of the Economic Element of the Comprehensive Plan is hereby amended as follows:

Light Manufacturing

~~Skilled employees in the manufacturing businesses earn among the highest wages available in the private sector on Bainbridge Island. Light manufacturing jobs approximate family wage jobs which Island based businesses provides the possibility of living and working in the community. It is the purpose of the Light Manufacturing (LM) land use designations to provide opportunities for light industrial and other non-retail activities that augment and extend Winslow and the Neighborhood Service Centers (NSC). Accommodating a variety of uses expands with the ability of the City to respond and contribute to changing market demands by providing locations and facilities with development standards that will minimize any involving manufacturing, processing, assembly, repairing, servicing or storage of goods or products not involving the use of materials, processes or machinery likely to cause adverse impacts to the natural environment or undesirable effects upon the nearby residential, public or commercial property, including traffic, vibration, light, noise, and odor. Expanded use in the Light Manufacturing District and contributes family wage jobs to the local economy in new fields such as technology or other low impact businesses.~~

Section 9. Goal 2 of the Economic Element of the Comprehensive Plan, is hereby amended to add the following:

Goal 2

Support entrepreneurs by providing adequate land use designations in keeping with the character of the Island.

Discussion: In order to provide opportunities for business enterprise along a continuum, adequate space must be provided for growth that recognizes and protects the Island's valued natural amenities, its limits of land and water and the quality of its residential neighborhoods. Providing for a wide variety of non-retail activity in the Light Manufacturing District can help prevent the conversion of residential land and add to the vitality of the local economy.

Section 10. Policy E 2.3 of the Economic Element of the Comprehensive Plan is hereby amended as follows:

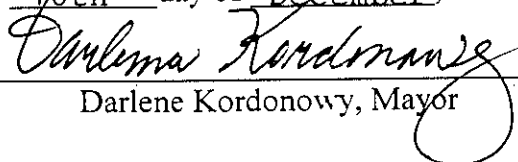
E 2.3

~~Permit Micro-enterprise (ME)~~ Encourage Small Business uses in the Mixed Use Town Center (MUTC), the High School Road District and Neighborhood Service Centers (NSC) and Light Manufacturing (LM) District. Consider ways to Create affordable commercial space for small business uses by expanding the uses in Light Manufacturing Districts and exploring other potential opportunities. ~~Encourage live-work opportunities as a component of small business uses.~~ Create development and performance standards for these uses within each zone.


Discussion: ~~Businesses that outgrow the home should have choices about where to expand. Micro-enterprise uses that include light assembly, artists' studios, and other low-impact small-scale activities would complement other business activities in the MUTC, the High School Road Districts, and NSC's. Because the high cost of land in the downtown commercial areas could hamper the siting of these types of activities, creative ways to encourage affordable space should be considered. Because the nature of light manufacturing use is changing and declining, allowing for expanded use of the Light Manufacturing District can provide affordable space for a variety of small businesses.~~

Section 11. This ordinance shall be effective five days after passage, approval and publication as required by law.

PASSED by the City Council this 8th day of December, 2004.
APPROVED by the Mayor this 16th day of December, 2004.


Darlene Kordonowy, Mayor

ATTEST/AUTHENTICATE:


Sue Kasper, City Clerk

FILED WITH THE CITY CLERK:	November 3, 2004
PASSED BY THE CITY COUNCIL:	December 8, 2004
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